

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a plan for parking, pond, recreational use and gate house as accessory uses for both the existing complex (approved SP-X-81-76 and SPH 85-90) and proposed future residential density development.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and resolutions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner: THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND KNOWN AS MARYLAND MASONIC HOMES (BONNIE BLINK)
(Type or Print Name) (Type or Print Name)
Signature: *John H. Hessey* Signature: *John H. Hessey*
Address: _____ Address: _____
City and State: _____ City and State: _____

Attorney for Petitioner: Hurst R. Hessey, Esquire 666-2222
(Type or Print Name) Address: _____ Phone No. _____
Signature: *Hurst R. Hessey* Cockeysville, Maryland 21030
City and State: _____
1311 Fidelity Building Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address: _____
Baltimore, Maryland 21201 Hurst R. Hessey
City and State: _____ Name: _____
Attorney's Telephone No.: 1-539-3300 1311 Fidelity Bldg., Balto., MD. 539-3300
Address: _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of March, 1986, at 1:30 o'clock

Paul J. ...
Zoning Commissioner of Baltimore County.

(over)

MARYLAND MASONIC HOME / BONNIE BLINK

DESCRIPTION OF AREA PETITIONED FOR SPECIAL EXCEPTION AND VARIANCE

Begin at a point 1350± north and 1890± east of the centerline intersection of Interstate 83 and Shawan Road and proceed along the following courses

1. S 83° - 47' - 53" E 1150.00'
2. N 6° - 48' - 19" W 165.07'
3. N 40° - 36' - 05" E 276.59'
4. N 9° - 03' - 28" E 209.61'
5. N 2° - 02' - 11" W 225.14'
6. N 24° - 35' - 24" E 324.42'
7. N 56° - 55' - 46" E 256.56'
8. S 85° - 37' - 21" E 216.83'
9. S 76° - 00' - 00" E 475.00'
10. S 14° - 00' - 00" W 450.00'
11. S 7° - 44' - 43" E 198.71'
12. S 2° - 05' - 22" E 351.90' to the point of beginning

Total area of parcel 25.09 acres



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 16, 1986

Hurst R. Hessey, Esquire
1311 Fidelity Building
Baltimore, MD 21201

RE: PETITION FOR SPECIAL HEARING
1350' N and 1890' E of the
centerline of the intersection
of I-83 and Shawan Road
8th Election District
Maryland Masonic Homes
(Bonnie Blink), Petitioner
Case No. 86-367-SPH

Dear Mr. Hessey:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Mr. Kenneth Bosley
Box 334
Cockeysville, MD 21030

IN RE: PETITION SPECIAL HEARING
1350' N and 1890' E of the
centerline of the intersection
of I-83 and Shawan Road
8th Election District
Maryland Masonic Homes
(Bonnie Blink),
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-367-SPH

The Petitioner herein requests a special hearing for parking, pond, recreational use and gate house as accessory uses for the existing complex in Case Nos. 81-76-XA and 85-90-SPH, and as accessory uses to future residential density development.

Testimony on behalf of the Petitioner indicated that there are ongoing renovations to the site in connection with the development of the home for the elderly. One of the old parking areas provided for 56 spaces, but was located in a swale that caused both visibility problems and a difficult grade for handicapped pedestrians. The Petitioner proposes to utilize much of this space for lawn and recreational uses and to construct a new parking area providing for 64 spaces. The pond will serve for storm water management, as a visual attraction and possibly for fishing. Recreational uses will include, but not be limited to, a picnic shelter with posts and a roof, a padded shuffle board and two gazebos. The gate house is needed to alleviate problems of security and vehicular speed. The entrance will be widened and ornamental gates, as well as a gate house will be constructed.

There were no Protestants, although one area resident participated in the hearing by asking questions relative to sewage availability.

Pursuant to the advertisement, posting of property, and public hearing on the petition and after due consideration of the testimony and evidence presented in the opinion of the Deputy Zoning Commissioner, the granting of the Special Hearing would be in strict harmony with the spirit and intent of the

RE: PETITION FOR SPECIAL HEARING
1350' N & 1890' E of the C/L
of the Intersection of I-83
& Shawan Rd., 8th District
MARYLAND MASONIC HOMES
(Bonnie Blink), Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-367-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Hurst R. Hessey, Esquire, 1311 Fidelity Bldg., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County Zoning Regulations and would not be detrimental to the health, safety and general welfare of the community and, therefore, should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of April, 1986, that the herein Petition for Special Hearing to approve parking, pond, recreational use and gate house as accessory uses for the existing complex in Case Nos. 81-76-XA and 85-90-SPH, and as accessory uses to future residential density development, in accordance with the plan prepared by Edmunds & Hyde Inc., dated October 1985 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING
DATE April 16, 1986
BY *Robert O. ...*
REGISTRAR

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 12, 1986

Hurst R. Hessey, Esquire
1311 Fidelity Building
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL HEARING
1350' N and 1890' E of the c/l of the
Intersection of I-83 and Shawan Rd.
8th Election District
Maryland Masonic Homes (Bonnie Blink) - Petitioner
Case No. 86-367-SPH

Dear Mr. Hessey:

This is to advise you that \$69.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND No. 018451
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3-21-86 ACCOUNT R 01-015-000

AMOUNT \$ 69.00

RECEIVED FROM *Hessey & Hessey*

FOR *Advertising & Posting 86-367-SPH*

8 B445*****RECEIVED DATE

VALIDATION OR SIGNATURE OF CASHIER

Hurst R. Hessey, Esquire
1311 Fidelity Building
Baltimore, Maryland 21201

February 21, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
1350' N and 1890' E of the C/I of the
Intersection of I-83 and Shavano Rd.
8th Election District
Maryland Masonic Homes (Bonnie Blink) - Petitioner
Case No. 86-367-SPH

TIME: 1:30 p.m.

DATE: Tuesday, March 25, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 12/5/85 ACCOUNT: 01110000

AMOUNT: \$ 100.00

RECEIVED FROM: Edmunds & Hyde

FOR: SPH # 229

5115-0000100000 2-86

VALIDATION OR SIGNATURE OF CASHIER

EDMUNDS & HYDE, INC ARCHITECTS □ PLANNERS □ INTERIOR DESIGNERS

Richard S. Abbott, A.I.A.
Associate and Project Architect

B.A. in Pre-Architecture, Clemson University, 1976
M. Arch., The Pennsylvania State University, 1978
Additional Education: University of Baltimore, Catonsville Community
College, The Pennsylvania State University, Augustana College at
University of Madrid, Spain

Registration: Licensed in Maryland (1981)

RELEVANT PROJECT EXPERIENCE

Sinai Hospital of Baltimore, Inc., Baltimore, Maryland
Phase II Additions and Alterations including various Laboratories

Maryland General Hospital, Baltimore, Maryland
Cockeysville Site Analysis and Planning

The Children's Hospital and Center for Reconstructive Surgery, Baltimore, MD.
Master Planning
Pierce Building Expansion
Phase I - Laboratories, Operating Rooms, and C.S.R.

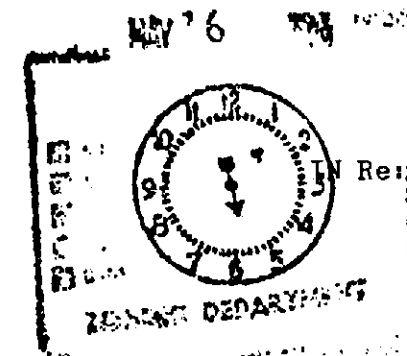
The Johns Hopkins Hospital, Baltimore, Maryland
Children's Medical and Surgical Center

Bonnie Blink, Maryland Masonic Homes, Hunt Valley, Maryland
Master Plan
Phase I Life Care Community
Phase II Comprehensive Care Center
Phase III Expansion

PROFESSIONAL ACTIVITIES

A member of the American Institute of Architects, Mr. Abbott joined Edmunds &
Hyde, Inc., in 1978. Most of the projects on which he has worked have
required master planning which provides not only for construction of a new
building or buildings, but for the expansion of this initial project as well.
Mr. Abbott is also familiar with designing new buildings to permit relatively
easy changes required by changing biotechnology. Rick Abbott's experience
includes teaching programming and design at the College of Human Development,
Division of Man-Environment Relations, at The Pennsylvania State University,
while working for the Division of Internal Park Affairs, National Park
Service, U. S. Department of Interior, he performed the digitization, data
verification, and data transfer to grid format and magnetic tapes of the
vegetation, soils and geology for El Teide National Park in Madrid, Spain.

PETITIONER'S
EXHIBIT 2



Re: PETITION SPECIAL HEARING : BEFORE THE
MARYLAND MASONIC HOMES : DEPUTY ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-367-SPH

Dean M. H. Jung
Deputy Zoning Commissioner May 12, 1986
Office of Planning and Zoning

Dear Ms. Jung,

In your order of April 16, 1986 in paragraph 3, it is stated
that there were no protestants. It is my understanding that I
became a protestant in the above case when I protested the lack of
utilization of city sewage when there is sewer surrounding the entire
property. I also protested the lack of approval of the pond from
the Soil Conservation Service of the USDA and the Water Resources
Administration of the State of Maryland.

Therefore I respectfully request a rehearing so that these above
issues can be addressed.

In addition the Petitioner and Counsel (Counsel is also a member of
the Masonic craft) did not inform the hearing of the special uses of
the property for annual masonic events where there are up to 6,000
people that use the property. During Corn Husking and Easter services
cars are parked in the Hunt Valley and City buses transport to the site.

Kenneth Bosley, Box 334, Cockeysville, Md. 21030
771-4316

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 10, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-367-SPH, 86-364-SPH, 86-366-SPH, 86-368-SPH
and 86-369-SPH

In view of the subject of these petitions, this office offers
no comment.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JCH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 27, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Hurst R. Hessey, Esquire
1311 Fidelity Building
Baltimore, Maryland 21201

RE: Item No. 229 - Case No. 86-367-SPH
Petitioner - Maryland Masonic
Homes (Bonnie Blink)
Special Hearing Petition

Dear Mr. Hessey:

The Zoning Plans Advisory Committee has reviewed the plans sub-
mitted with the above-referenced petition. The following comments are
not intended to indicate the appropriateness of the zoning action re-
quested, but to assure that all parties are made aware of plans or
problems with regard to the development plans that may have a bearing
on this case. The Director of Planning may file a written report with
the Zoning Commissioner with recommendations as to the suitability of
the requested zoning.

Enclosed are all comments submitted from the members of the Com-
mittee at this time that offer or request information on your peti-
tion. If similar comments from the remaining members are received, I
will forward them to you. Otherwise, any comment that is not infor-
mative will be placed in the hearing file. This petition was accepted
for filing on the date of the enclosed filing certificate and a hear-
ing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Edmunds & Hyde, Inc.
1025 Saint Paul Street
Baltimore, Maryland 21202



Maryland Department of Transportation

State Highway Administration

William K. Hallmann
Secretary
Hal Kassoff
Administrator

December 23, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: James Dyer

Re: ZAC Meeting of 12-17-85
ITEM: #229.
Property owner: Bonnie Blink
Location: 1350' north and 1890'
East of centerline I-83 and
Shavano Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Special Hearing
to approve a plan for parking,
pond, recreational use and gate
house as accessory uses for both
the existing complex and proposed
future residential density devel-
opment (See 81-76-XA and 85-90-SPH)
Acres: 25.09 Acres
District: 8th Election District

Dear Mr. Jablon:

On review of the submittal of October 1985, the State
Highway Administration finds the plan generally acceptable.

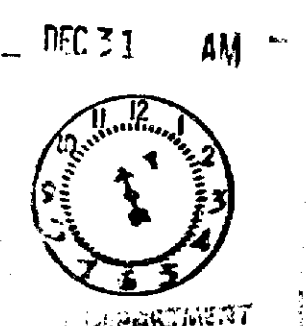
Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits

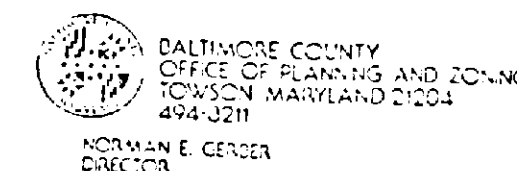
By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle



My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-51 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North / 14th St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 3, 1986

Re: Zoning Advisory Meeting of December 17, 1985
Item #229 - BONNIE BLINK
Property Owner: Location: 1350' NORTH + 1890' EAST OF E
I-83 AND SHAVAN RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior
to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- ☒ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board
on _____.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- ☒ The property is located in a traffic area controlled by a "T" level
intersection as defined by Bill 178-79, and as conditions change
the re-evaluation annually by the County Council.
- ☒ Additional comments: _____

cc: James Howell

Eunna A. Boser
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 17, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items
numbered 192, 222, 223, 227, 228, and 229.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

APR 6 1987

DATE



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Bonnie Blink

Location: 1350' North and 1890' East of centerline I-83 and Shawan Road

Item No.: 229 Zoning Agenda: Meeting of December 17, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and

Approved: _____
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 229 Zoning Advisory Committee Meeting are as follows:

Property Owners: Bonnie Blink
Location: 1350' North and 1890' East of c/l of I-83 and Shawan Road
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- (C) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code, the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

- (C) A building and other miscellaneous permits shall be required before the start of any construction.

- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

- (C) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

- E. All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use. See Section 312 of the Building Code.

- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

- (C) Comments: Handicapped spaces shall be located as close as possible to the buildings that require them. Grade elevations of walks, etc. shall comply to the Handicapped Code requirements for building access.

- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: *Charles E. Burman*
C. E. Burman, Chief
Building Plans Review

4/22/86

Case No. 86-367-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
19th day of February, 1986

Maryland Masonic Homes
(Bonnie Blink)

Petitioner
Petitioner's
Attorney

ARNOLD JABLON
Zoning Commissioner

Received by: *James E. Ayer*
Chairman, Zoning/Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 5, 1986.

TOWSON TIMES,

Publisher

38.25

PETITION FOR SPECIAL HEARING

8th Election District

LOCATION: 1350 feet North and 1890 feet East of the Centerline of the Intersection of I-83 and Shawan Road

DATE AND TIME: Tuesday, March 25, 1986, at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing to approve parking, pond, recreational use and give house an accessory use for the existing complex in Case Nos. 81-76-XA and 85-90-SPH and future residential density development.

Being the property of Maryland Masonic Homes (Bonnie Blink), as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF ARNOLD JABLON, Zoning Commissioner of Baltimore County

7421247541 March 8

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

THE JEFFERSONIAN,

JB Venetaki

Publisher

Cost of Advertising

24.75

86-367-SPH

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-367-SPH

District: 8th Date of Posting: 3-4-86

Posted for: Special Hearing

Petitioner: *Maryland Masonic Homes (Bonnie Blink)*

Location of property: 1350' N and 1890' E of the c/l of the

Intersection of I-83 and Shawan Road

Location of Sign: Location sign, east side of International Circle

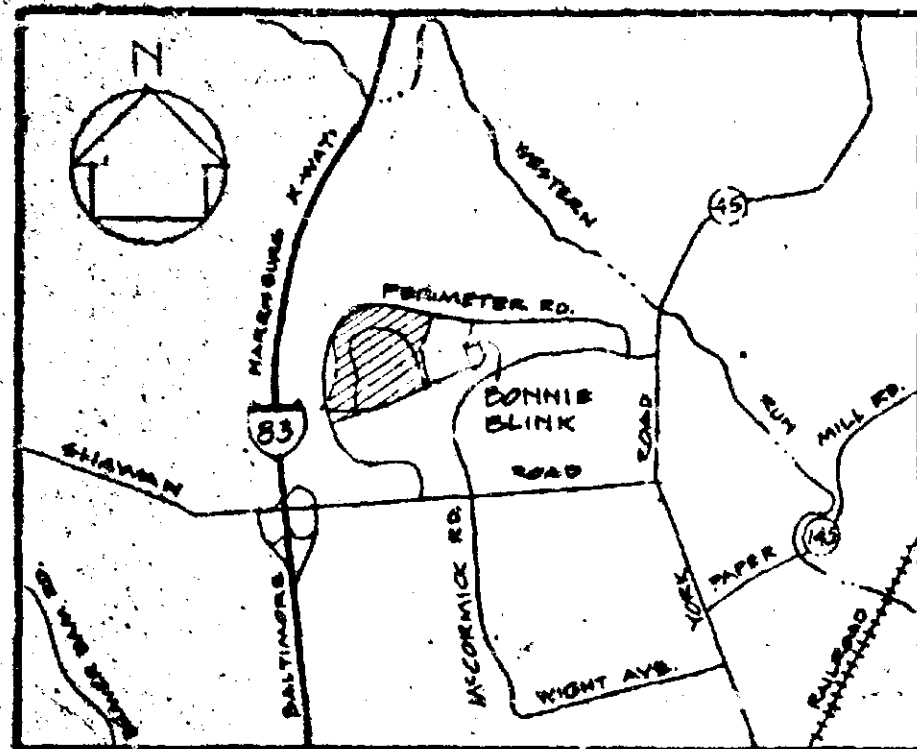
at entrance to subject property - 1 sign, south side of International Circle

Remarks: app. 1000' east of International Circle

Posted by: *D. J. Ayer* Date of return: 3-7-86

Signature

Number of Signs: 2



LOCATION PLAN

PARKING DENSITY

COMPREHENSIVE CARE	150 BEDS
EXISTING APARTMENTS FOR THE ELDERLY	34 APARTMENTS
NEW APARTMENTS FOR THE ELDERLY	46 APARTMENTS
TOTAL APARTMENTS	80 APARTMENTS

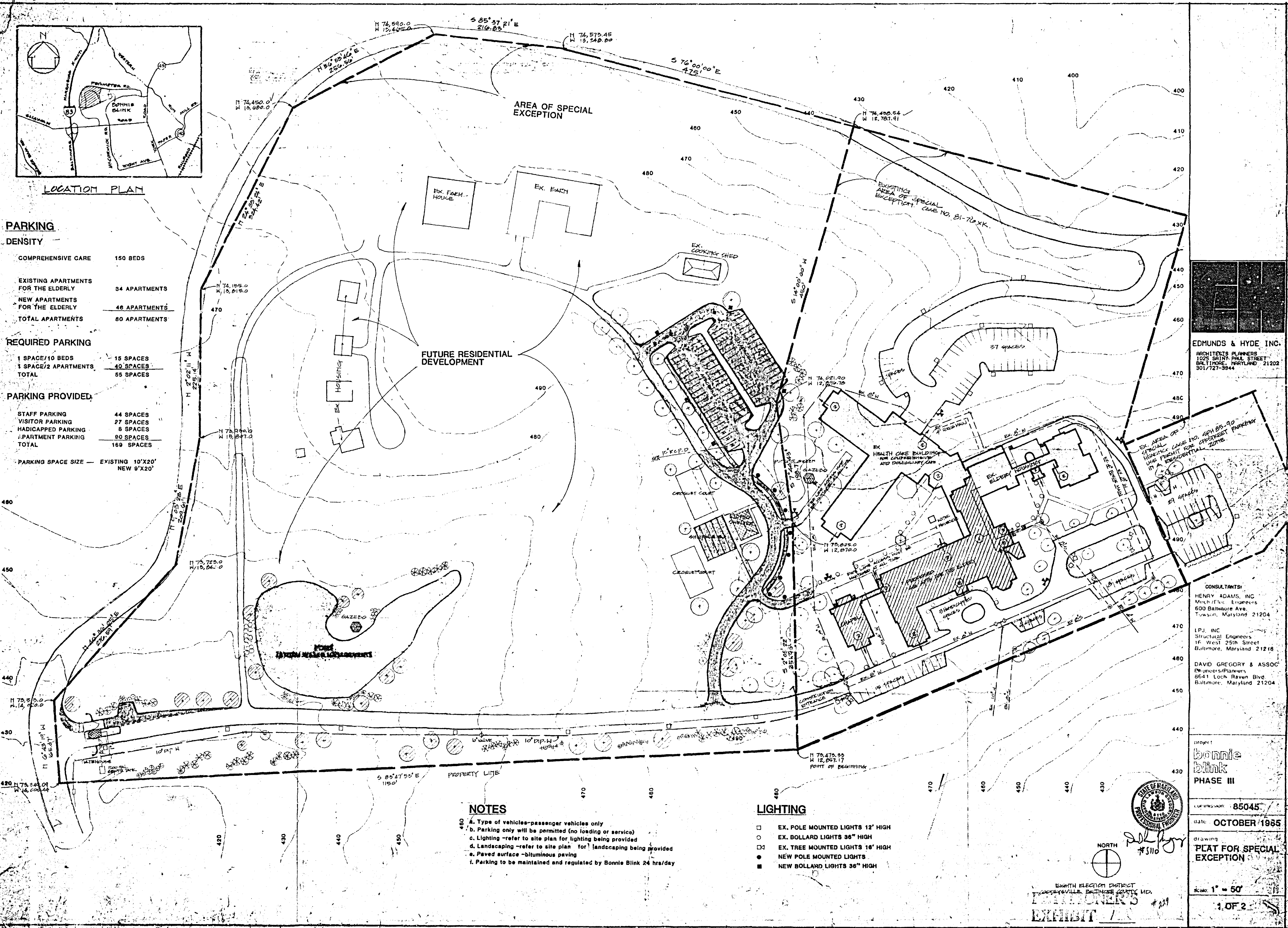
REQUIRED PARKING

1 SPACE/10 BEDS	15 SPACES
1 SPACE/2 APARTMENTS	40 SPACES
TOTAL	55 SPACES

PARKING PROVIDED

STAFF PARKING	44 SPACES
VISITOR PARKING	27 SPACES
HANDICAPPED PARKING	8 SPACES
APARTMENT PARKING	90 SPACES
TOTAL	169 SPACES

PARKING SPACE SIZE — EXISTING 10'X20'
NEW 9'X20'

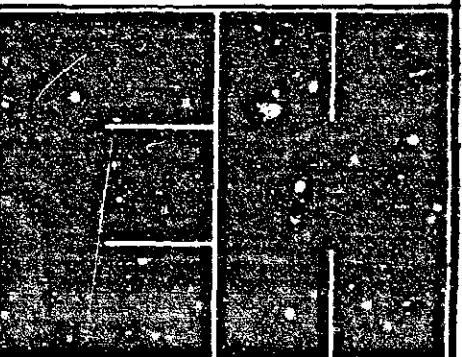


NOTES

- Type of vehicles—passenger vehicles only
- Parking only will be permitted (no loading or service)
- Lighting—refer to site plan for lighting being provided
- Landscaping—refer to site plan for landscaping being provided
- Paved surface—bituminous paving
- Parking to be maintained and regulated by Bonnie Blink 24 hrs/day

LIGHTING

- EX. POLE MOUNTED LIGHTS 12' HIGH
- EX. BOLLARD LIGHTS 36" HIGH
- EX. TREE MOUNTED LIGHTS 18" HIGH
- NEW POLE MOUNTED LIGHTS
- NEW BOLLARD LIGHTS 36" HIGH



EDMUNDS & HYDE INC.
ARCHITECTS PLANNERS
1025 SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
301/727-5944

CONSULTANTS:
HENRY ADAMS, INC.
Mech/Elec. Engineers
600 Baltimore Ave.
Towson, Maryland 21204

LPJ, INC.
Structural Engineers
16 West 25th Street
Baltimore, Maryland 21218

DAVID GREGORY & ASSOC.
Engineers/Planners
8641 Loch Raven Blvd.
Baltimore, Maryland 21204

Project
bonnie blink
PHASE III

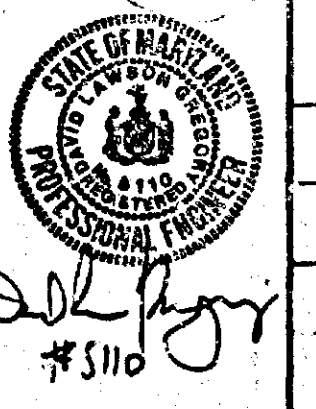
License No. 85045

Date: OCTOBER 1985

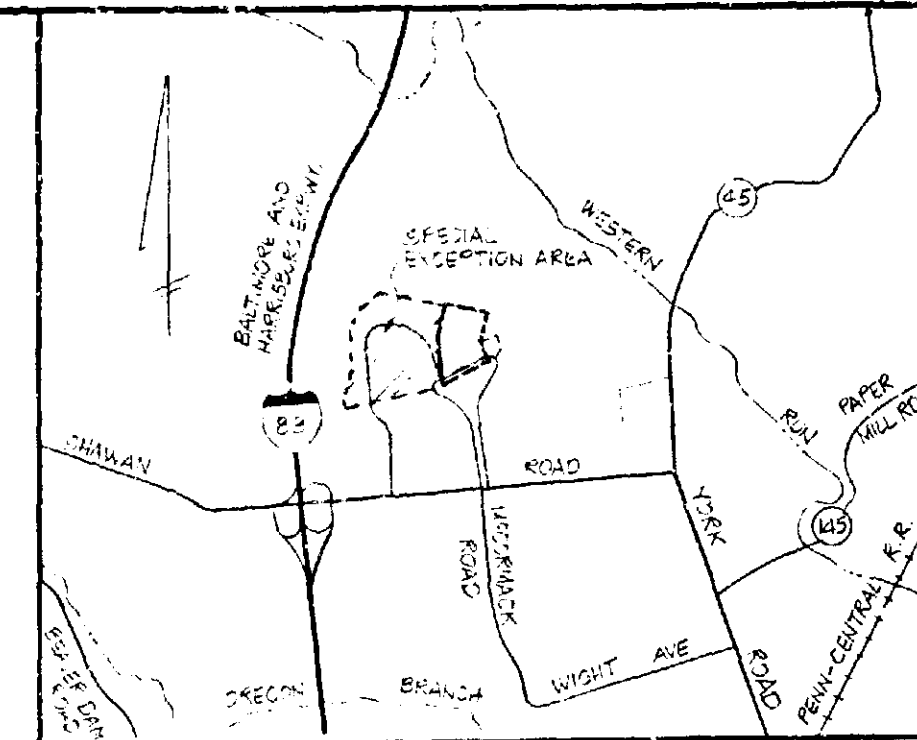
Drawing
PLAT FOR SPECIAL EXCEPTION

Scale: 1" = 50'

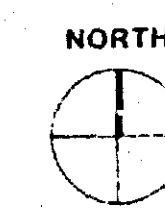
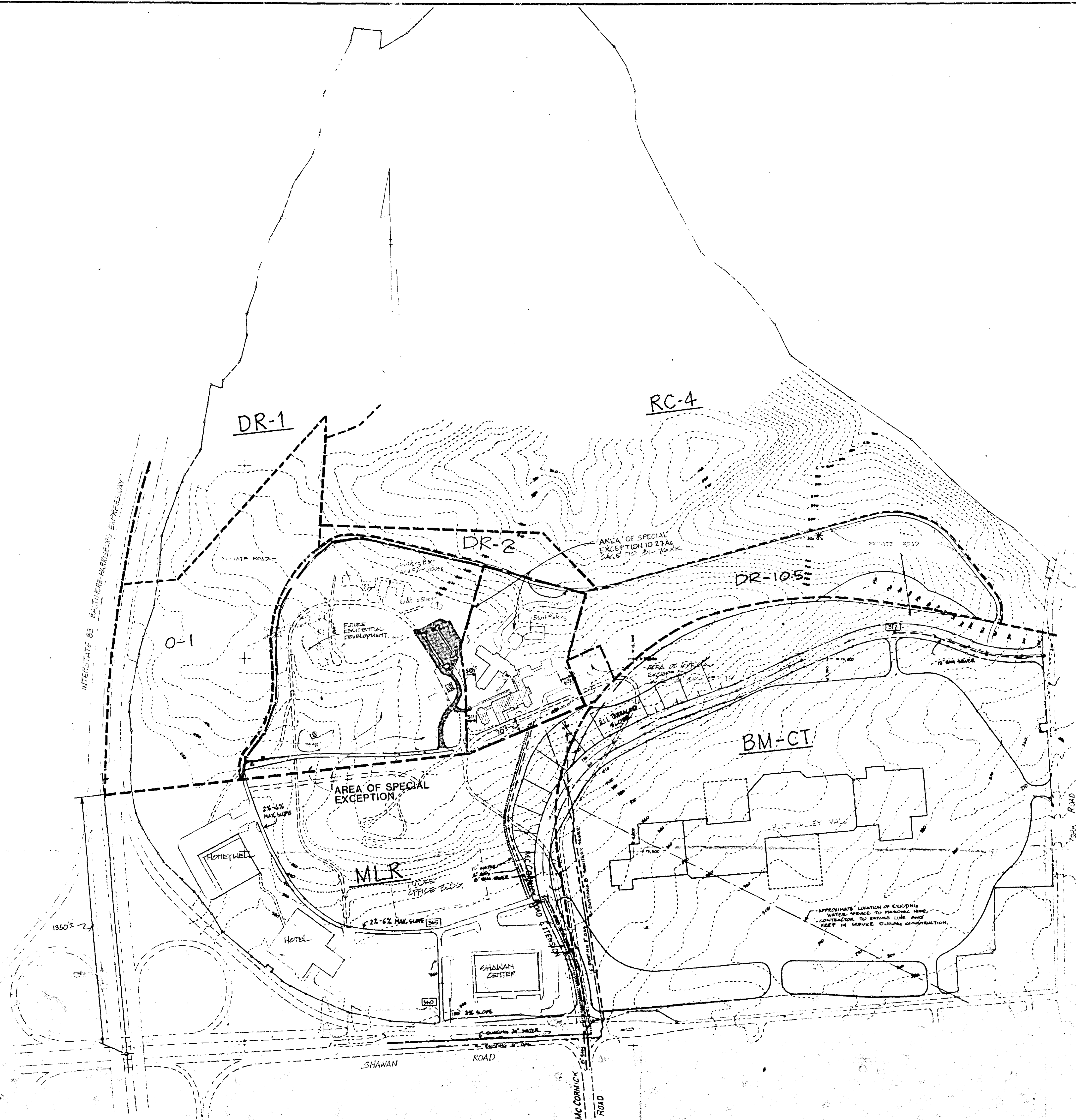
1 OF 2



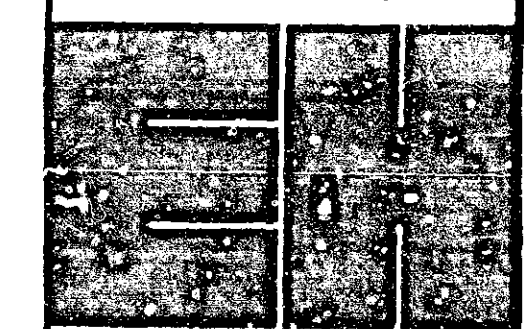
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
EXHIBIT 1



LOCATION PLAN
Scale: 1" = 2000'



EIGHTH ELECTION DISTRICT
COCKEYSVILLE, BALTIMORE COUNTY, MD.



EDMUNDS & HYDE, INC.
Architects/Planners
1025 Saint Paul Street
Baltimore, Maryland 21202
301-722-3944

CONSULTANTS:
HENRY ADAMS, INC.
MECH./ELEC. ENGINEERS
680 BALTIMORE AVE.
TOWSON, MARYLAND 21284
LPJ, INC.
STRUCTURAL ENGINEERS
18 WEST 25TH STREET
BALTIMORE, MARYLAND 21204
DAVID GREGORY & JO
ENGINEERS/PLANNERS
8641 LOCH RAVEN BLVD.
BALTIMORE, MARYLAND 21224

project:	bonnie link
commission:	85045
date:	OCTOBER 1985
drawing:	PLAT FOR SPECIAL EXCEPTION & BUILDING VARIANCE
scale:	1" = 200'
page:	2 OF 2



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 28, 1997

Maryland Health and Higher Educational
Facilities Authority
36 South Charles Street
Baltimore, MD 21201

RE: Zoning Verification
The Friends Lifetime Care Center
of Baltimore, Inc. (Broadmead)
84 4281 Acre Parcel, East Side of
York Road at Thornton Mill Road
8th Election District

To Whom It May Concern:

A letter requesting the following confirmation was received from Mr. John P. Evans. This response is in the order presented. Based on the provided information and a review of county zoning records, staff has determined the following:

1. The subject property is located in a D.R.-10.5 ("Density, Residential") zone, although a portion of its parking lot is located in a M.L.R. ("Manufacturing Light, Restricted") zone.
2. There is an order and amended order for petitions for special exception, special hearing, and variances of the deputy zoning commissioner of which approves a special exception for the use of the property as a nursing home, and variances due to the overall length of the then existing and proposed structures.
3. There was no timely appeal of the order.
4. There is an opinion and order for petitions for special hearing of the zoning commissioner of Baltimore County in case #85-90-SPH, dated October 11, 1984, which approves a use permit for off street parking in a residential zone, under condition of compliance with the conditions set forth in Section 409.4 of the Baltimore County Zoning Regulations.
5. There was no timely appeal of the order.

Maryland Health and Higher Educational Facilities Authority
October 28, 1997
Page 2

6. There is an opinion and order for petitions for special hearing of the zoning commissioner of Baltimore County in case #86-367-SPH, dated April 16, 1986, which approves a use permit for parking, pond recreational use and gate house as accessory uses for the existing complex and as accessory uses of future residential development.
7. There was no timely appeal of the order.
8. If constructed in accordance with the approved zoning hearing plans, the subject property complies with the applicable zoning regulations.
9. There are no active zoning violations against the subject property.
10. If the improvements on the property are destroyed by casualty, under the applicable zoning law, within two years of the casualty loss, the improvements may be rebuilt to their current use.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John L. Lewis
Planner II
Zoning Review

JLL:rye

c: zoning cases 85-90-SPH & 86-367-SPH

Enclosure



PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a plan for parking, pond, recreational use and gate house as accessory uses for both the existing complex (approved SP-X-81-76 and SPH 85-90) and proposed future residential density development.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and resolutions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner: THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND KNOWN AS MARYLAND MASONIC HOMES (BONNIE BLINK)
 (Type or Print Name) (Type or Print Name)
 Signature: *John H. Hessey* Signature: *John H. Hessey*
 Address: Address
 City and State: City and State
 Attorney for Petitioner: *Hurst R. Hessey* *Shawan Road* *666-2222*
 (Type or Print Name) Address Phone No.
 Signature: *Hurst R. Hessey* *Cockeysville, Maryland 21030*
 City and State: City and State
 1311 Fidelity Building Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Address: *Hurst R. Hessey*
 Baltimore, Maryland 21201 Name
 City and State: City and State
 Attorney's Telephone No.: 1-539-3300 1311 Fidelity Bldg., Balto., MD, 539-3300
 Address: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of March, 1986, at 1:30 o'clock

P. M.
 Zoning Commissioner of Baltimore County.

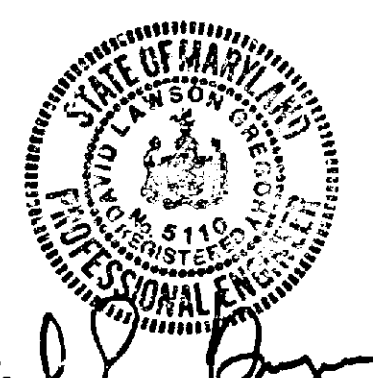
MARYLAND MASONIC HOME / BONNIE BLINK

DESCRIPTION OF AREA PETITIONED FOR SPECIAL EXCEPTION AND VARIANCE

Begin at a point 1350± north and 1890± east of the centerline intersection of Interstate 83 and Shawan Road and proceed along the following courses

1. S 83° - 47' - 53" E 1150.00'
2. N 6° - 48' - 19" W 165.07'
3. N 40° - 36' - 05" E 276.59'
4. N 9° - 03' - 28" E 209.61'
5. N 2° - 02' - 11" W 225.14'
6. N 24° - 35' - 24" E 324.42'
7. N 56° - 55' - 46" E 256.56'
8. S 85° - 37' - 21" E 216.83'
9. S 76° - 00' - 00" E 475.00'
10. S 14° - 00' - 00" W 450.00'
11. S 7° - 44' - 43" E 198.71'
12. S 2° - 05' - 22" E 351.90' to the point of beginning

Total area of parcel 25.09 acres



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

April 16, 1986

Hurst R. Hessey, Esquire
 1311 Fidelity Building
 Baltimore, MD 21201

RE: PETITION FOR SPECIAL HEARING
 1350' N and 1890' E of the
 centerline of the intersection
 of I-83 and Shawan Road
 8th Election District
 Maryland Masonic Homes
 (Bonnie Blink), Petitioner
 Case No. 86-367-SPH

Dear Mr. Hessey:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Mr. Kenneth Bosley
 Box 334
 Cockeysville, MD 21030

IN RE: PETITION SPECIAL HEARING
 1350' N and 1890' E of the
 centerline of the intersection
 of I-83 and Shawan Road
 8th Election District
 Maryland Masonic Homes
 (Bonnie Blink),
 Petitioner
 BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-367-SPH

The Petitioner herein requests a special hearing for parking, pond, recreational use and gate house as accessory uses for the existing complex in Case Nos. 81-76-XA and 85-90-SPH, and as accessory uses to future residential density development.

Testimony on behalf of the Petitioner indicated that there are ongoing renovations to the site in connection with the development of the home for the elderly. One of the old parking areas provided for 56 spaces, but was located in a swale that caused both visibility problems and a difficult grade for handicapped pedestrians. The Petitioner proposes to utilize much of this space for lawn and recreational uses and to construct a new parking area providing for 64 spaces. The pond will serve for storm water management, as a visual attraction and possibly for fishing. Recreational uses will include, but not be limited to, a picnic shelter with posts and a roof, a padded shuffle board and two gazebos. The gate house is needed to alleviate problems of security and vehicular speed. The entrance will be widened and ornamental gates, as well as a gate house will be constructed.

There were no Protestants, although one area resident participated in the hearing by asking questions relative to sewage availability.

Pursuant to the advertisement, posting of property, and public hearing on the petition and after due consideration of the testimony and evidence presented in the opinion of the Deputy Zoning Commissioner, the granting of the Special Hearing would be in strict harmony with the spirit and intent of the

RE: PETITION FOR SPECIAL HEARING
 1350' N & 1890' E of the C/L
 of the Intersection of I-83
 & Shawan Rd., 8th District
 MARYLAND MASONIC HOMES
 (Bonnie Blink), Petitioner
 BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-367-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Hurst R. Hessey, Esquire, 1311 Fidelity Bldg., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

Baltimore County Zoning Regulations and would not be detrimental to the health, safety and general welfare of the community and, therefore, should be granted.

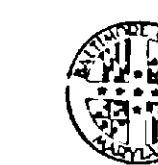
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of April, 1986, that the herein Petition for Special Hearing to approve parking, pond, recreational use and gate house as accessory uses for the existing complex in Case Nos. 81-76-XA and 85-90-SPH, and as accessory uses to future residential density development, in accordance with the plan prepared by Edmunds & Hyde Inc., dated October 1985 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

JEAN M. H. JUNG
 Deputy Zoning Commissioner
 of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING

DATE *April 16, 1986*
 BY *Robert O. Kellard*
 REGISTRAR



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

March 12, 1986

Hurst R. Hessey, Esquire
 1311 Fidelity Building
 Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL HEARING
 1350' N and 1890' E of the c/l of the
 Intersection of I-83 and Shawan Rd.
 8th Election District
 Maryland Masonic Homes (Bonnie Blink) - Petitioner
 Case No. 86-367-SPH

Dear Mr. Hessey:

This is to advise you that \$69.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND No. 018451
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE *3-21-86* ACCOUNT *R 01-015-000*

AMOUNT \$ *69.00*

RECEIVED FROM *Hessey & Hessey*

FOR *Advertising & Posting 86-367-SPH*

8 B445*****RECEIVED DATE

VALIDATION OR SIGNATURE OF CASHIER

APR 6 1987

Hurst R. Hessey, Esquire
1311 Fidelity Building
Baltimore, Maryland 21201

February 21, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
1350' N and 1890' E of the C/I of the
Intersection of I-83 and Shavano Rd.
8th Election District
Maryland Masonic Homes (Bonnie Blink) - Petitioner
Case No. 86-367-SPH

TIME: 1:30 p.m.

DATE: Tuesday, March 25, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 12/5/85 ACCOUNT: 01110000

AMOUNT: \$ 100.00

RECEIVED FROM: Edmunds & Hyde

FOR: SPH # 229

5115-0000100000 2-86

VALIDATION OR SIGNATURE OF CASHIER

EDMUNDS & HYDE, INC ARCHITECTS □ PLANNERS □ INTERIOR DESIGNERS

Richard S. Abbott, A.I.A.
Associate and Project Architect

B.A. in Pre-Architecture, Clemson University, 1976
M. Arch., The Pennsylvania State University, 1978
Additional Education: University of Baltimore, Catonsville Community
College, The Pennsylvania State University, Augustana College at
University of Madrid, Spain

Registration: Licensed in Maryland (1981)

RELEVANT PROJECT EXPERIENCE

Sinai Hospital of Baltimore, Inc., Baltimore, Maryland
Phase II Additions and Alterations including various Laboratories

Maryland General Hospital, Baltimore, Maryland
Cockeysville Site Analysis and Planning

The Children's Hospital and Center for Reconstructive Surgery, Baltimore, MD.
Master Planning
Pierce Building Expansion
Phase I - Laboratories, Operating Rooms, and C.S.R.

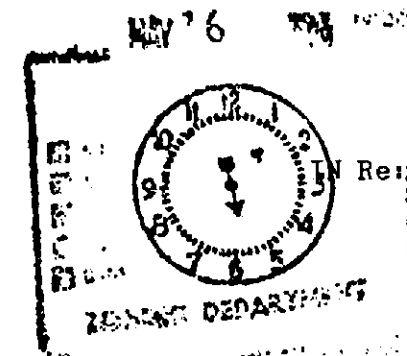
The Johns Hopkins Hospital, Baltimore, Maryland
Children's Medical and Surgical Center

Bonnie Blink, Maryland Masonic Homes, Hunt Valley, Maryland
Master Plan
Phase I Life Care Community
Phase II Comprehensive Care Center
Phase III Expansion

PROFESSIONAL ACTIVITIES

A member of the American Institute of Architects, Mr. Abbott joined Edmunds &
Hyde, Inc., in 1978. Most of the projects on which he has worked have
required master planning which provides not only for construction of a new
building or buildings, but for the expansion of this initial project as well.
Mr. Abbott is also familiar with designing new buildings to permit relatively
easy changes required by changing biotechnology. Rick Abbott's experience
includes teaching programming and design at the College of Human Development,
Division of Man-Environment Relations, at The Pennsylvania State University,
while working for the Division of Internal Park Affairs, National Park
Service, U. S. Department of Interior, he performed the digitization, data
verification, and data transfer to grid format and magnetic tapes of the
vegetation, soils and geology for El Teide National Park in Madrid, Spain.

PETITIONER'S
EXHIBIT 2



Re: PETITION SPECIAL HEARING : BEFORE THE
MARYLAND MASONIC HOMES : DEPUTY ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-367-SPH

Dean M. H. Jung
Deputy Zoning Commissioner May 12, 1986
Office of Planning and Zoning

Dear Ms. Jung,

In your order of April 16, 1986 in paragraph 3, it is stated
that there were no protestants. It is my understanding that I
became a protestant in the above case when I protested the lack of
utilization of city sewage when there is sewer surrounding the entire
property. I also protested the lack of approval of the pond from
the Soil Conservation Service of the USDA and the Water Resources
Administration of the State of Maryland.

Therefore I respectfully request a rehearing so that these above
issues can be addressed.

In addition the Petitioner and Counsel (Counsel is also a member of
the Masonic craft) did not inform the hearing of the special uses of
the property for annual masonic events where there are up to 6,000
people that use the property. During Corn Husking and Easter services
cars are parked in the Hunt Valley and City buses transport to the site.

Kenneth Bosley, Box 334, Cockeysville, Md. 21030
771-4316

Placed 5/13/86
in preliminary hearing
to rehear case
Placed 5/13/86
changed
pocket part

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 10, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-367-SPH, 86-364-SPH, 86-366-SPH, 86-368-SPH
and 86-369-SPH

In view of the subject of these petitions, this office offers
no comment.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JCH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 27, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Hurst R. Hessey, Esquire
1311 Fidelity Building
Baltimore, Maryland 21201

RE: Item No. 229 - Case No. 86-367-SPH
Petitioner - Maryland Masonic
Homes (Bonnie Blink)
Special Hearing Petition

Dear Mr. Hessey:

The Zoning Plans Advisory Committee has reviewed the plans sub-
mitted with the above-referenced petition. The following comments are
not intended to indicate the appropriateness of the zoning action re-
quested, but to assure that all parties are made aware of plans or
problems with regard to the development plans that may have a bearing
on this case. The Director of Planning may file a written report with
the Zoning Commissioner with recommendations as to the suitability of
the requested zoning.

Enclosed are all comments submitted from the members of the Com-
mittee at this time that offer or request information on your peti-
tion. If similar comments from the remaining members are received, I
will forward them to you. Otherwise, any comment that is not infor-
mative will be placed in the hearing file. This petition was accepted
for filing on the date of the enclosed filing certificate and a hear-
ing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Edmunds & Hyde, Inc.
1025 Saint Paul Street
Baltimore, Maryland 21202



Maryland Department of Transportation

State Highway Administration

William K. Hallmann
Secretary
Hal Kassoff
Administrator

December 23, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: James Dyer

Re: ZAC Meeting of 12-17-85
ITEM: #229.
Property owner: Bonnie Blink
Location: 1350' north and 1890'
East of centerline I-83 and
Shavano Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Special Hearing
to approve a plan for parking,
pond, recreational use and gate
house as accessory uses for both
the existing complex and proposed
future residential density devel-
opment (See 81-76-XA and 85-90-SPH)
Acres: 25.09 Acres
District: 8th Election District

Dear Mr. Jablon:

On review of the submittal of October 1985, the State
Highway Administration finds the plan generally acceptable.

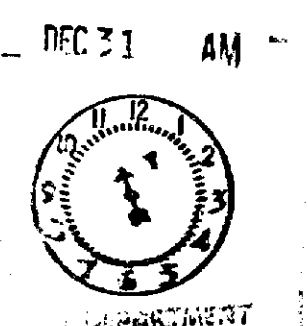
Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits

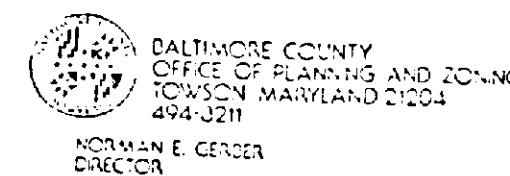
By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle



My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-51 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 707 North 1st St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 3, 1986

Re: Zoning Advisory Meeting of December 17, 1985
Item #229
Property owner: BONNIE BLINK
Location: 1350' NORTH + 1890' EAST OF E
I-83 AND SHAVAN RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior
to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- ☒ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board
on _____.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- ☒ The property is located in a traffic area controlled by a "T" level
intersection as defined by Bill 178-79, and as conditions change
the re-evaluation annually by the County Council.
- ☒ Additional comments: _____

cc: James Hoswell

Eunna A. Boser
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 17, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items
numbered 192, 222, 223, 227, 228, and 229.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

APR 6 1987

DATE



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Bonnie Blink

Location: 1350' North and 1890' East of centerline I-83 and Shawan Road

Item No.: 229 Zoning Agenda: Meeting of December 17, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and

Approved: _____
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 229 Zoning Advisory Committee Meeting are as follows:

Property Owners: Bonnie Blink
Location: 1350' North and 1890' East of c/l of I-83 and Shawan Road
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- (C) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code, the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (C) A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (C) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- C. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (C) Comments: Handicapped spaces shall be located as close as possible to the buildings that require them. Grade elevations of walks, etc. shall comply to the Handicapped Code requirements for building access.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: *Charles E. Burman*
C. E. Burman, Chief
Building Plans Review

4/22/86

Case No. 86-367-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
19th day of February, 1986

Petitioner
Petitioner's
Attorney

Maryland Masonic Homes
(Bonnie Blink)

Received by: *James E. Dyer*
Chairman, Zoning/Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 5, 1986.

TOWSON TIMES,

Publisher

38.25

PETITION FOR
SPECIAL HEARING
8th Election District

LOCATION: 1350 feet North and 1890 feet East of the Centerline of the Intersection of I-83 and Shawan Road

DATE AND TIME: Tuesday, March 25, 1986, at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Person for Special Hearing to approve parking, pond, recreational use and gas house as accessory use for the existing complex in Case Nos. 81-76-XA and 85-90-SPH and future residential density development.

Being the property of Maryland Masonic Homes (Bonnie Blink), as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of such permit during the period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
P421247544 March 8

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

THE JEFFERSONIAN,

JB Venetaki

Publisher

Cost of Advertising

24.75

86-367-SPH

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-367-SPH

District: 8th Date of Posting: 3-4-86

Posted for: Special Hearing

Petitioner: *Maryland Masonic Homes (Bonnie Blink)*

Location of property: 1350' N and 1890' E of the c/l of the

Intersection of I-83 and Shawan Road

Location of Sign: Location sign, east side of International Circle

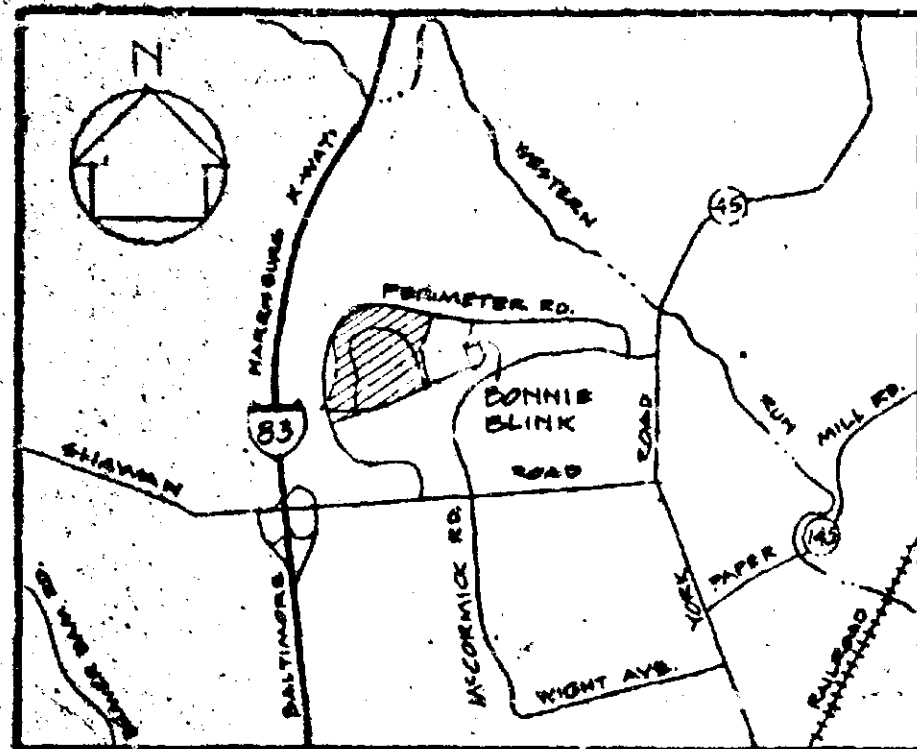
at entrance to subject property - 1 sign, south side of International Road

Remarks: app. 1000' east of International Circle

Posted by: *D. J. Dyer* Date of return: 3-7-86

Signature

Number of Signs: 2



LOCATION PLAN

PARKING DENSITY

COMPREHENSIVE CARE	150 BEDS
EXISTING APARTMENTS FOR THE ELDERLY	34 APARTMENTS
NEW APARTMENTS FOR THE ELDERLY	46 APARTMENTS
TOTAL APARTMENTS	80 APARTMENTS

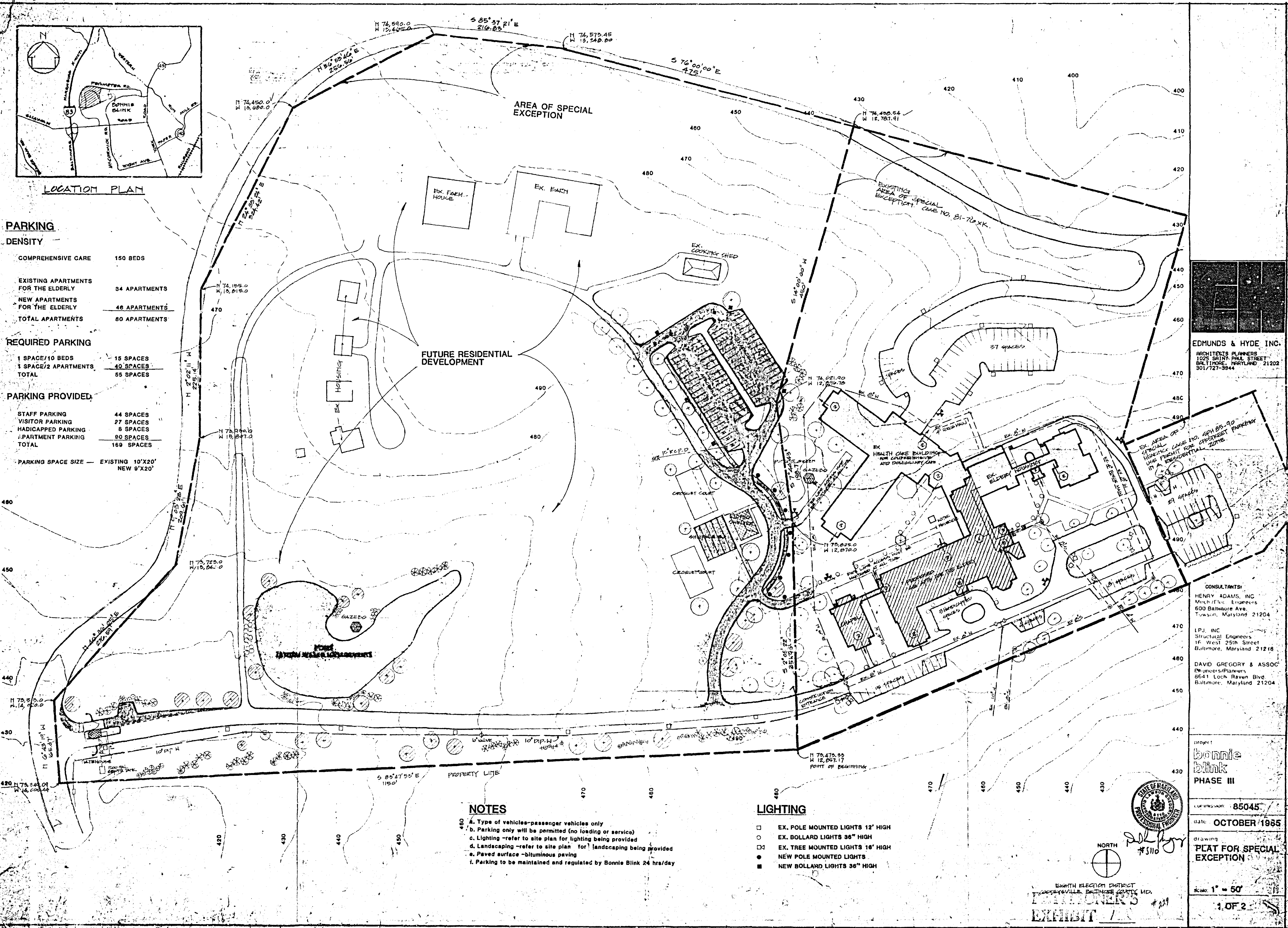
REQUIRED PARKING

1 SPACE/10 BEDS	15 SPACES
1 SPACE/2 APARTMENTS	40 SPACES
TOTAL	55 SPACES

PARKING PROVIDED

STAFF PARKING	44 SPACES
VISITOR PARKING	27 SPACES
HANDICAPPED PARKING	8 SPACES
APARTMENT PARKING	80 SPACES
TOTAL	159 SPACES

PARKING SPACE SIZE — EXISTING 10'X20'
NEW 9'X20'

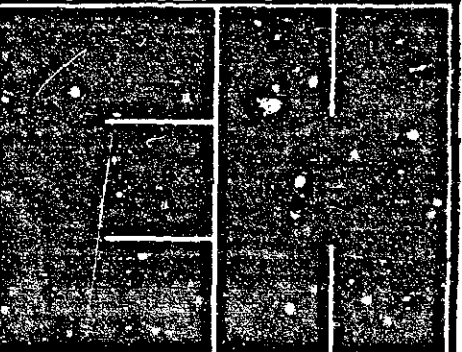


NOTES

- Type of vehicles—passenger vehicles only
- Parking only will be permitted (no loading or service)
- Lighting—refer to site plan for lighting being provided
- Landscaping—refer to site plan for landscaping being provided
- Paved surface—bituminous paving
- Parking to be maintained and regulated by Bonnie Blink 24 hrs/day

LIGHTING

- EX. POLE MOUNTED LIGHTS 12' HIGH
- EX. BOLLARD LIGHTS 36" HIGH
- EX. TREE MOUNTED LIGHTS 18" HIGH
- NEW POLE MOUNTED LIGHTS
- NEW BOLLARD LIGHTS 36" HIGH



EDMUNDS & HYDE INC.
ARCHITECTS PLANNERS
1025 SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
301/727-5944

CONSULTANTS:
HENRY ADAMS, INC.
Mech/Elec. Engineers
600 Baltimore Ave.
Towson, Maryland 21204

LPJ, INC.
Structural Engineers
16 West 25th Street
Baltimore, Maryland 21218

DAVID GREGORY & ASSOC.
Engineers/Planners
8641 Loch Raven Blvd.
Baltimore, Maryland 21204

Project
bonnie blink
PHASE III

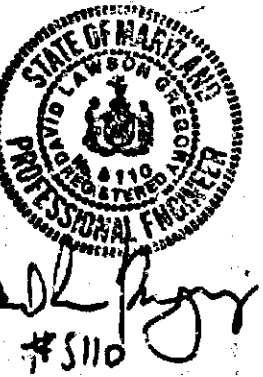
License No. 85045

Date: OCTOBER 1985

Drawing
PLAT FOR SPECIAL EXCEPTION

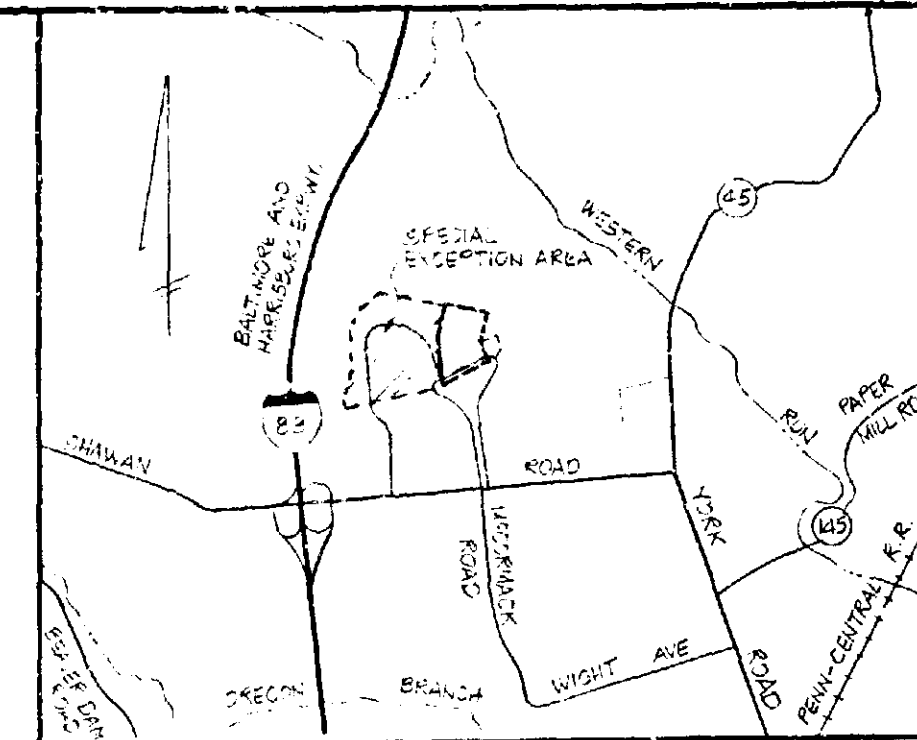
Scale: 1" = 50'

1 OF 2

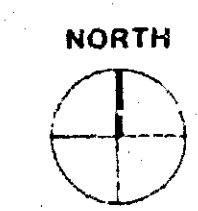
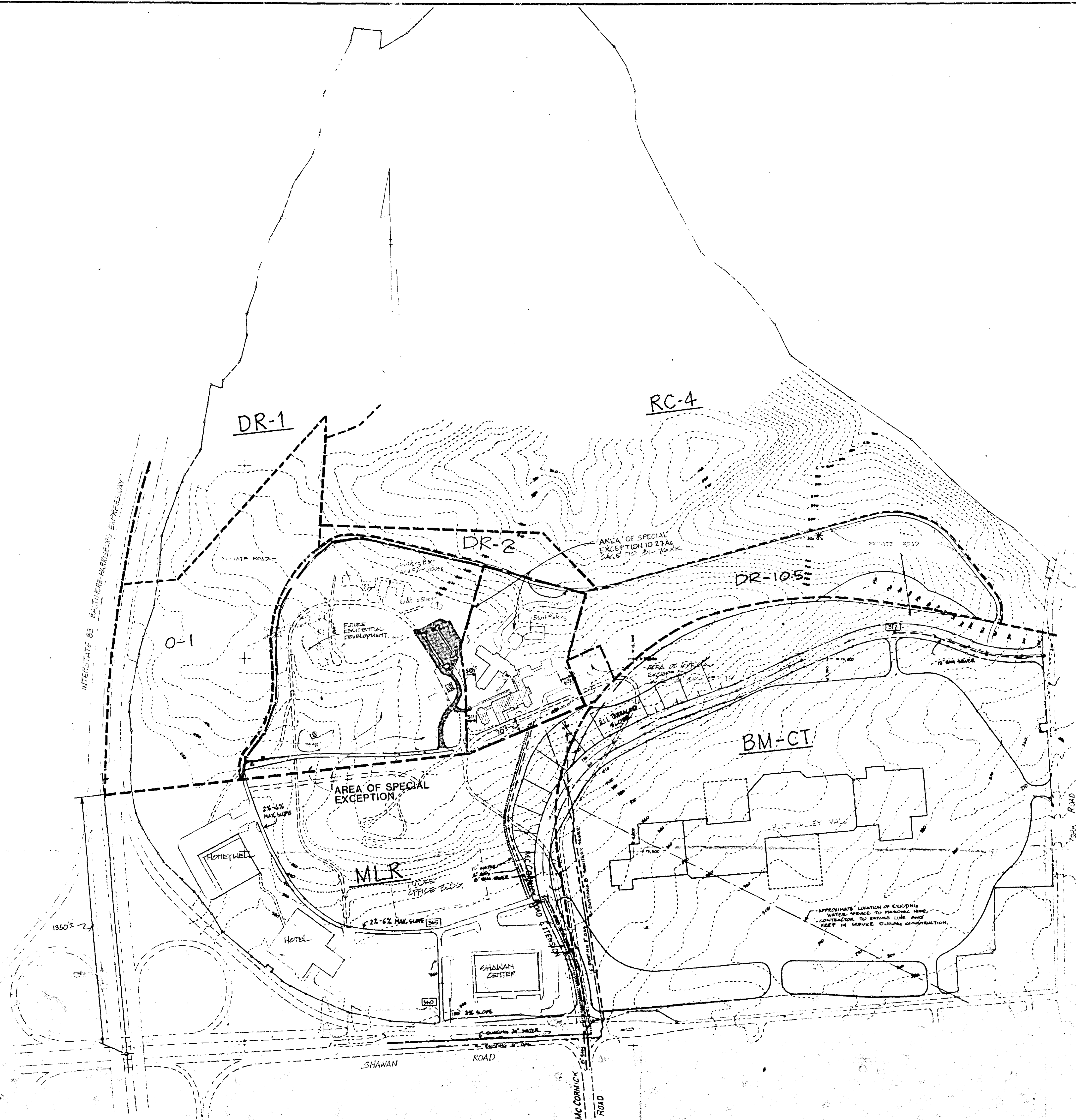


NORTH

EIGHTH ELECTION DISTRICT
CROFTSVILLE, BALTIMORE COUNTY, MD.
EXHIBIT 1



LOCATION PLAN
Scale: 1" = 2000'



EIGHTH ELECTION DISTRICT
COCKEYSVILLE, BALTIMORE COUNTY, MD.



EDMUNDS & HYDE INC.
Architects/Planners
1025 Saint Paul Street
Baltimore, Maryland 21202
301-722-3944

CONSULTANTS:
HENRY ADAMS, INC.
MECH./ELEC. ENGINEERS
680 BALTIMORE AVE.
TOWSON, MARYLAND 21284
LPJ, INC.
STRUCTURAL ENGINEERS
18 WEST 25TH STREET
BALTIMORE, MARYLAND 21204
DAVID GREGORY & JC
ENGINEERS/PLANNERS
8641 LOCH RAVEN BLVD.
BALTIMORE, MARYLAND 21224

project:
Bonnie Link
PHASE III

commission: 85045

date: OCTOBER 1985

drawing:
PLAT FOR SPECIAL EXCEPTION & BUILDING VARIANCE

scale: 1" = 200'

2 OF 2



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 28, 1997

Maryland Health and Higher Educational
Facilities Authority
36 South Charles Street
Baltimore, MD 21201

RE: Zoning Verification
The Friends Lifetime Care Center
of Baltimore, Inc. (Broadmead)
84 4281 Acre Parcel, East Side of
York Road at Thornton Mill Road
8th Election District

To Whom It May Concern:

A letter requesting the following confirmation was received from Mr. John P. Evans. This response is in the order presented. Based on the provided information and a review of county zoning records, staff has determined the following:

1. The subject property is located in a D.R.-10.5 ("Density, Residential") zone, although a portion of its parking lot is located in a M.L.R. ("Manufacturing Light, Restricted") zone.
2. There is an order and amended order for petitions for special exception, special hearing, and variances of the deputy zoning commissioner of which approves a special exception for the use of the property as a nursing home, and variances due to the overall length of the then existing and proposed structures.
3. There was no timely appeal of the order.
4. There is an opinion and order for petitions for special hearing of the zoning commissioner of Baltimore County in case #85-90-SPH, dated October 11, 1984, which approves a use permit for off street parking in a residential zone, under condition of compliance with the conditions set forth in Section 409.4 of the Baltimore County Zoning Regulations.
5. There was no timely appeal of the order.

Maryland Health and Higher Educational Facilities Authority
October 28, 1997
Page 2

6. There is an opinion and order for petitions for special hearing of the zoning commissioner of Baltimore County in case #86-367-SPH, dated April 16, 1986, which approves a use permit for parking, pond recreational use and gate house as accessory uses for the existing complex and as accessory uses of future residential development.
7. There was no timely appeal of the order.
8. If constructed in accordance with the approved zoning hearing plans, the subject property complies with the applicable zoning regulations.
9. There are no active zoning violations against the subject property.
10. If the improvements on the property are destroyed by casualty, under the applicable zoning law, within two years of the casualty loss, the improvements may be rebuilt to their current use.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John L. Lewis
Planner II
Zoning Review

JLL:rye

c: zoning cases 85-90-SPH & 86-367-SPH

Enclosure



Hurst R. Hessey, Esquire
1311 Fidelity Building
Baltimore, Maryland 21201

February 21, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
1350' N and 1890' E of the C/I of the
Intersection of I-83 and Shavano Rd.
8th Election District
Maryland Masonic Homes (Bonnie Blink) - Petitioner
Case No. 86-367-SPH

TIME: 1:30 p.m.

DATE: Tuesday, March 25, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 12/5/85 ACCOUNT: 01110000

AMOUNT: \$ 100.00

RECEIVED FROM: Edmunds & Hyde

FOR: SPH # 229

5115-0000100000 2-86

VALIDATION OR SIGNATURE OF CASHIER

EDMUNDS & HYDE, INC ARCHITECTS PLANNERS INTERIOR DESIGNERS

Richard S. Abbott, A.I.A.
Associate and Project Architect

B.A. in Pre-Architecture, Clemson University, 1976
M. Arch., The Pennsylvania State University, 1978
Additional Education: University of Baltimore, Catonsville Community
College, The Pennsylvania State University, Augustana College at
University of Madrid, Spain

Registration: Licensed in Maryland (1981)

RELEVANT PROJECT EXPERIENCE

Sinai Hospital of Baltimore, Inc., Baltimore, Maryland
Phase II Additions and Alterations including various Laboratories

Maryland General Hospital, Baltimore, Maryland
Cockeysville Site Analysis and Planning

The Children's Hospital and Center for Reconstructive Surgery, Baltimore, MD.
Master Planning
Pierce Building Expansion
Phase I - Laboratories, Operating Rooms, and C.S.R.

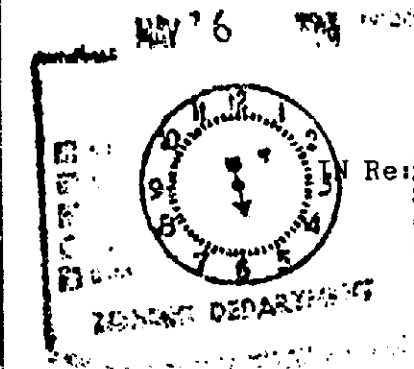
The Johns Hopkins Hospital, Baltimore, Maryland
Children's Medical and Surgical Center

Bonnie Blink, Maryland Masonic Homes, Hunt Valley, Maryland
Master Plan
Phase I Life Care Community
Phase II Comprehensive Care Center
Phase III Expansion

PROFESSIONAL ACTIVITIES

A member of the American Institute of Architects, Mr. Abbott joined Edmunds &
Hyde, Inc., in 1978. Most of the projects on which he has worked have
required master planning which provides not only for construction of a new
building or buildings, but for the expansion of this initial project as well.
Mr. Abbott is also familiar with designing new buildings to permit relatively
easy changes required by changing biotechnology. Rick Abbott's experience
includes teaching programming and design at the College of Human Development,
Division of Man-Environment Relations, at The Pennsylvania State University,
while working for the Division of Internal Park Affairs, National Park
Service, U. S. Department of Interior, he performed the digitization, data
verification, and data transfer to grid format and magnetic tapes of the
vegetation, soils and geology for El Teide National Park in Madrid, Spain.

PETITIONER'S
EXHIBIT 2



Re: PETITION SPECIAL HEARING : BEFORE THE
MARYLAND MASONIC HOMES : DEPUTY ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-367-SPH

Dean M. H. Jung
Deputy Zoning Commissioner May 12, 1986
Office of Planning and Zoning

Dear Ms. Jung,

In your order of April 16, 1986 in paragraph 3, it is stated
that there were no protestants. It is my understanding that I
became a protestant in the above case when I protested the lack of
utilization of city sewage when there is sewer surrounding the entire
property. I also protested the lack of approval of the pond from
the Soil Conservation Service of the USDA and the Water Resources
Administration of the State of Maryland.

Therefore I respectfully request a rehearing so that these above
issues can be addressed.

In addition the Petitioner and Counsel (Counsel is also a member of
the Masonic craft) did not inform the hearing of the special uses of
the property for annual masonic events where there are up to 6,000
people that use the property. During Corn Husking and Easter services
cars are parked in the Hunt Valley and City buses transport to the site.

Kenneth Bosley, Box 334, Cockeysville, Md. 21030
771-4316

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 10, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-367-SPH, 86-364-SPH, 86-366-SPH, 86-368-SPH
and 86-369-SPH

In view of the subject of these petitions, this office offers
no comment.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JCH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 27, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Hurst R. Hessey, Esquire
1311 Fidelity Building
Baltimore, Maryland 21201

RE: Item No. 229 - Case No. 86-367-SPH
Petitioner - Maryland Masonic
Homes (Bonnie Blink)
Special Hearing Petition

Dear Mr. Hessey:

The Zoning Plans Advisory Committee has reviewed the plans sub-
mitted with the above-referenced petition. The following comments are
not intended to indicate the appropriateness of the zoning action re-
quested, but to assure that all parties are made aware of plans or
problems with regard to the development plans that may have a bearing
on this case. The Director of Planning may file a written report with
the Zoning Commissioner with recommendations as to the suitability of
the requested zoning.

Enclosed are all comments submitted from the members of the Com-
mittee at this time that offer or request information on your peti-
tion. If similar comments from the remaining members are received, I
will forward them to you. Otherwise, any comment that is not infor-
mative will be placed in the hearing file. This petition was accepted
for filing on the date of the enclosed filing certificate and a hear-
ing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Edmunds & Hyde, Inc.
1025 Saint Paul Street
Baltimore, Maryland 21202



Maryland Department of Transportation

State Highway Administration

William K. Hallmann
Secretary
Hal Kassoff
Administrator

December 23, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: James Dyer

Re: ZAC Meeting of 12-17-85
ITEM: #229.
Property owner: Bonnie Blink
Location: 1350' north and 1890'
East of centerline I-83 and
Shavano Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Special Hearing
to approve a plan for parking,
pond, recreational use and gate
house as accessory uses for both
the existing complex and proposed
future residential density devel-
opment (See 81-76-XA and 85-90-SPH)
Acres: 25.09 Acres
District: 8th Election District

Dear Mr. Jablon:

On review of the submittal of October 1985, the State
Highway Administration finds the plan generally acceptable.

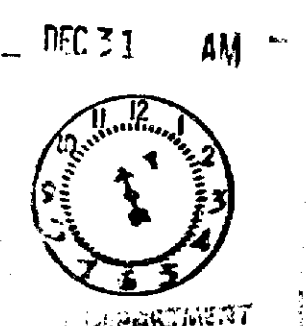
Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits

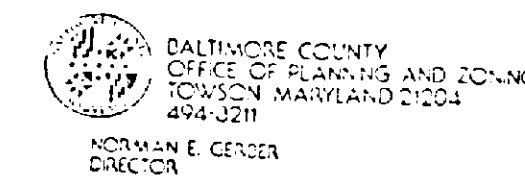
By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle



My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-51 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 707 North 1st St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 3, 1986

Re: Zoning Advisory Meeting of December 17, 1985
Item #229 - BONNIE BLINK
Location: 1350' NORTH + 1890' EAST OF E
I-83 AND SHAVANO RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior
to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- ☒ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board
on _____.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- ☒ The property is located in a traffic area controlled by a "T" level
intersection as defined by Bill 178-79, and as conditions change
the re-evaluation annually by the County Council.
- ☒ Additional comments: _____

cc: James Howell

Eunna A. Boser
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 17, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items
numbered 192, 222, 223, 227, 228, and 229.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

APR 6 1987

DATE



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Bonnie Blink

Location: 1350' North and 1890' East of centerline I-83 and Shawan Road

Item No.: 229 Zoning Agenda: Meeting of December 17, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and

Approved: _____
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 229 Zoning Advisory Committee Meeting are as follows:

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- (C) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

- E. All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.

- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

- (C) Comments: Handicapped spaces shall be located as close as possible to the buildings that require them. Grade elevations of walks, etc. shall comply to the Handicapped Code requirements for building access.

- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: *Charles E. Burman*
C. E. Burman, Chief
Building Plans Review

4/22/86

Case No. 86-367-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
19th day of February, 1986

Maryland Masonic Homes
(Bonnie Blink)

Petitioner
Petitioner's
Attorney

ARNOLD JABLON
Zoning Commissioner

Received by: *James E. Dyer*
Chairman, Zoning/Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 5, 1986.

TOWSON TIMES,

JB Venturi
Publisher

38.25

86-367-SPH

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

THE JEFFERSONIAN,

JB Venturi
Publisher

Cost of Advertising

24.75

86-367-SPH

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-367-SPH

District: 8th Date of Posting: 3-4-86

Posted for: Special Hearing

Petitioner: *Maryland Masonic Homes (Bonnie Blink)*

Location of property: 1350' N and 1890' E of the c/l of the

intersection of I-83 and Shawan Road

Location of Sign: Location sign, east side of intersection circle

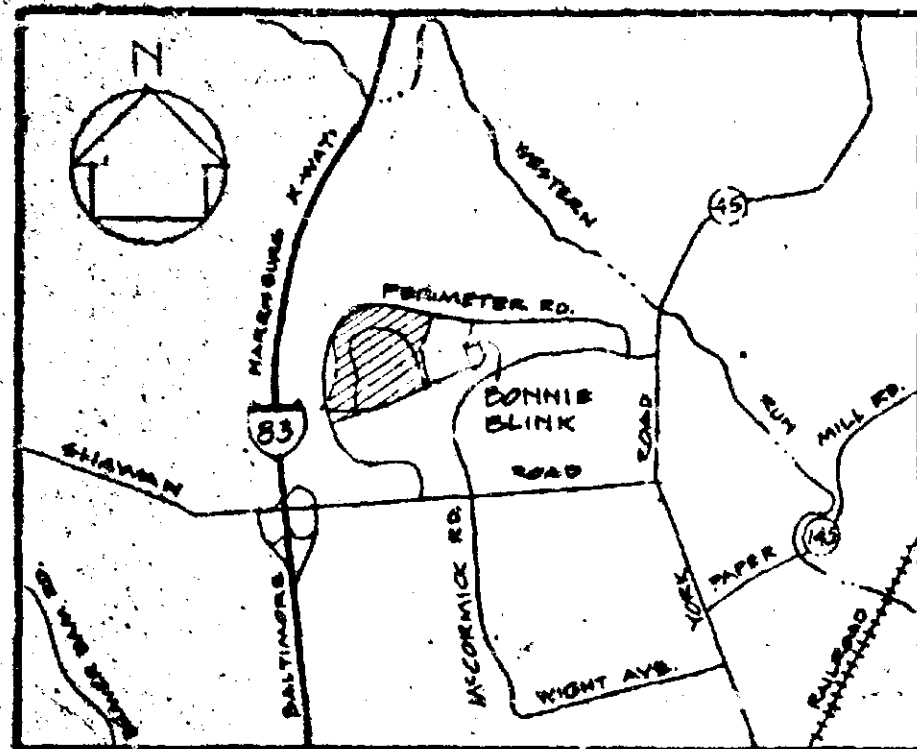
at entrance to subject property - 1 sign, north side of intersection road

Remarks: app. 1000' east of intersection circle

Posted by: *D. J. Dyer* Date of return: 3-7-86

Signature

Number of Signs: 2



LOCATION PLAN

PARKING DENSITY

COMPREHENSIVE CARE	150 BEDS
EXISTING APARTMENTS FOR THE ELDERLY	34 APARTMENTS
NEW APARTMENTS FOR THE ELDERLY	46 APARTMENTS
TOTAL APARTMENTS	80 APARTMENTS

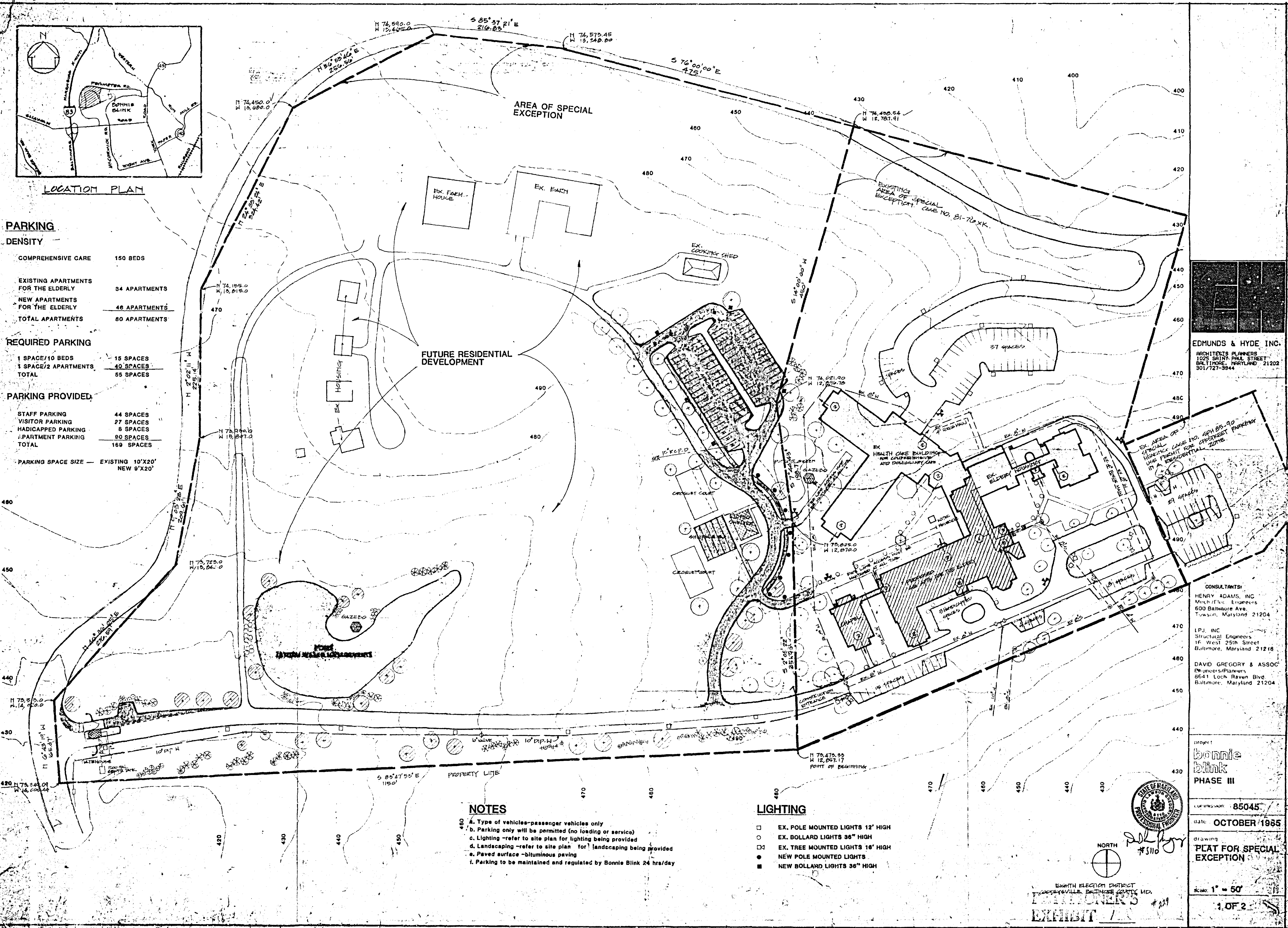
REQUIRED PARKING

1 SPACE/10 BEDS	15 SPACES
1 SPACE/2 APARTMENTS	40 SPACES
TOTAL	55 SPACES

PARKING PROVIDED

STAFF PARKING	44 SPACES
VISITOR PARKING	27 SPACES
HANDICAPPED PARKING	8 SPACES
APARTMENT PARKING	80 SPACES
TOTAL	159 SPACES

PARKING SPACE SIZE — EXISTING 10'X20'
NEW 9'X20'

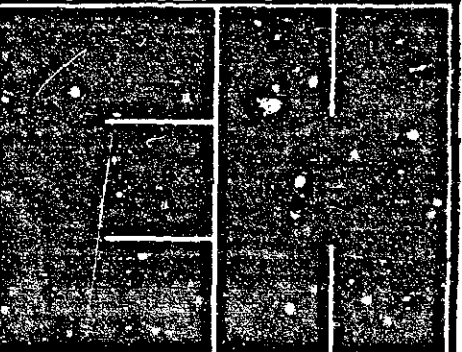


NOTES

- Type of vehicles—passenger vehicles only
- Parking only will be permitted (no loading or service)
- Lighting—refer to site plan for lighting being provided
- Landscaping—refer to site plan for landscaping being provided
- Paved surface—bituminous paving
- Parking to be maintained and regulated by Bonnie Blink 24 hrs/day

LIGHTING

- EX. POLE MOUNTED LIGHTS 12' HIGH
- EX. BOLLARD LIGHTS 36" HIGH
- EX. TREE MOUNTED LIGHTS 18" HIGH
- NEW POLE MOUNTED LIGHTS
- NEW BOLLARD LIGHTS 36" HIGH



EDMUNDS & HYDE INC.
ARCHITECTS PLANNERS
1025 SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
301/727-5944

CONSULTANTS:
HENRY ADAMS, INC.
Mech/Elec. Engineers
600 Baltimore Ave.
Towson, Maryland 21204

LPJ, INC.
Structural Engineers
16 West 25th Street
Baltimore, Maryland 21218

DAVID GREGORY & ASSOC.
Engineers/Planners
8641 Loch Raven Blvd.
Baltimore, Maryland 21204

Project
bonnie blink
PHASE III

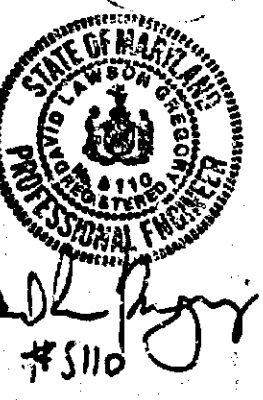
License No. 85045

Date: OCTOBER 1985

Drawing
PLAT FOR SPECIAL EXCEPTION

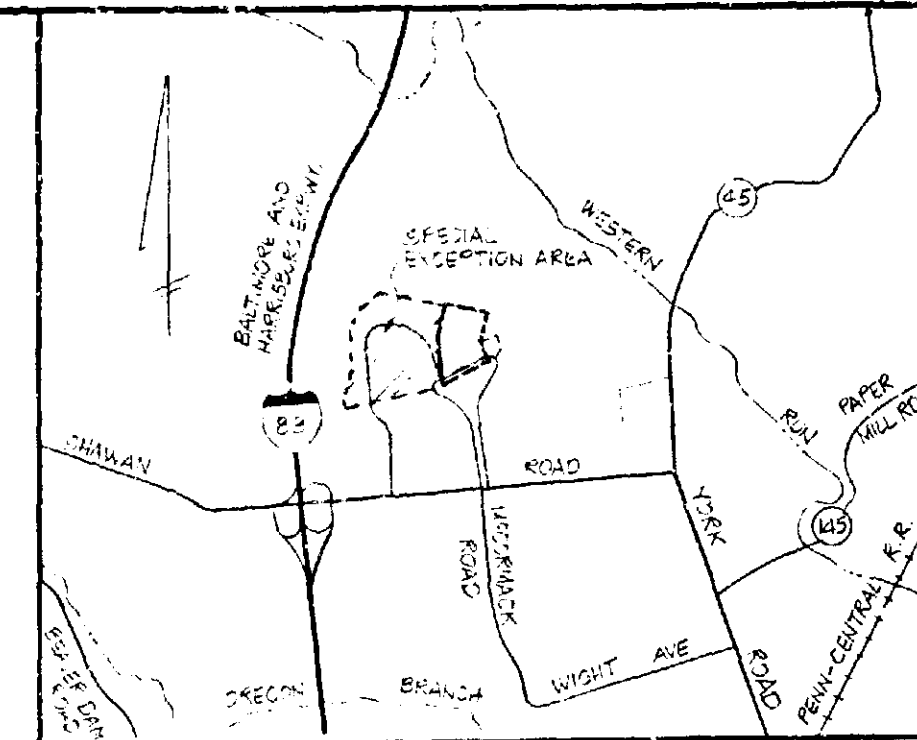
Scale: 1" = 50'

1 OF 2

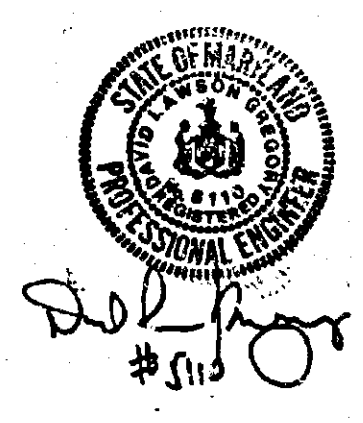
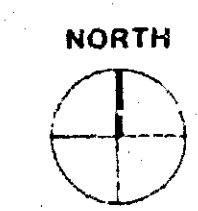
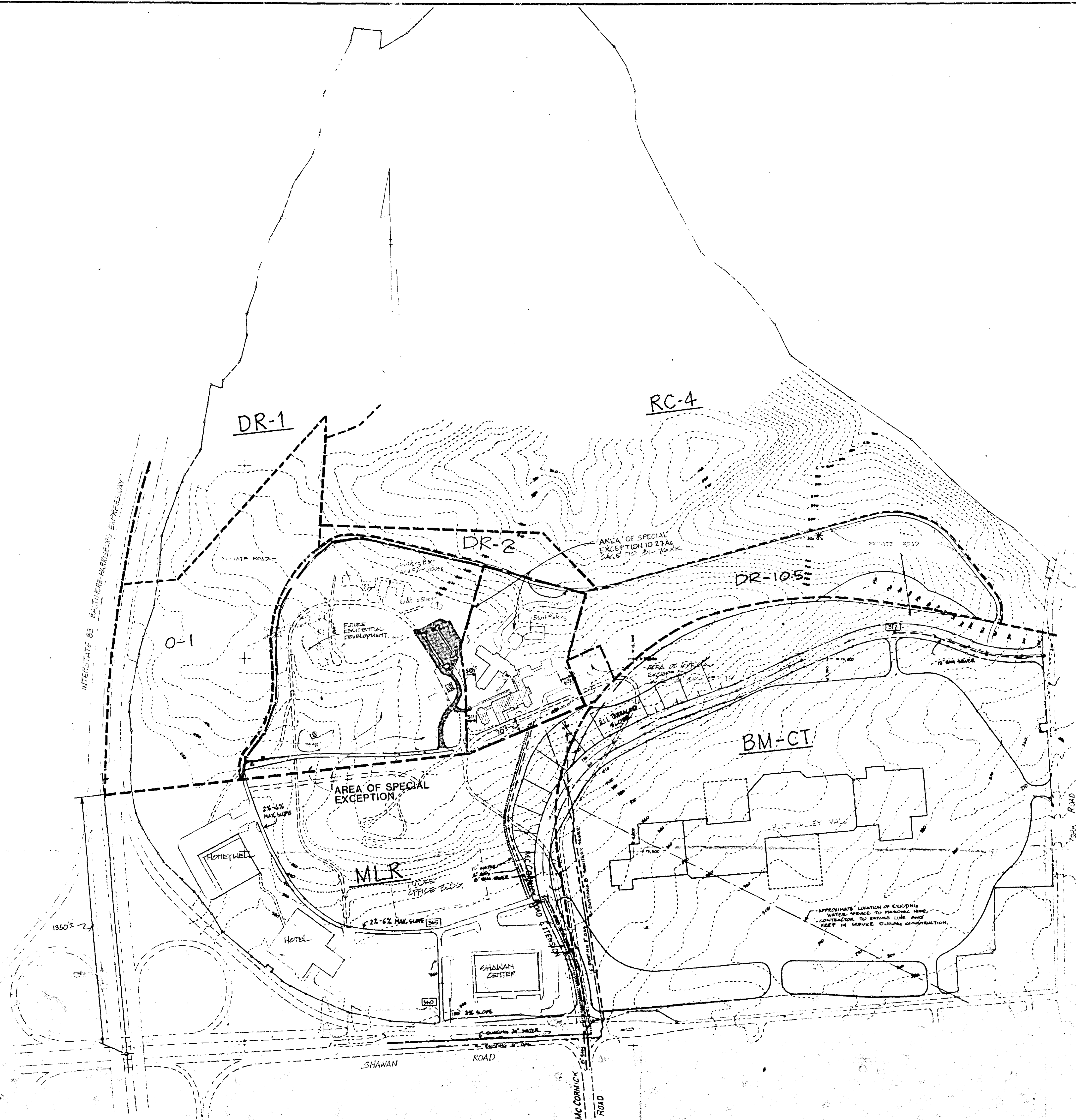


NORTH

EIGHTH ELECTION DISTRICT
BALTIMORE CITY, MD.
EXHIBIT 1



LOCATION PLAN
Scale: 1" = 2000'



EIGHTH ELECTION DISTRICT
COCKEYSVILLE, BALTIMORE COUNTY, MD.



EDMUNDS & HYDE, INC.
Architects/Planners
1025 Saint Paul Street
Baltimore, Maryland 21202
301-722-3944

CONSULTANTS:
HENRY ADAMS, INC.
MECH./ELEC. ENGINEERS
680 BALTIMORE AVE.
TOWSON, MARYLAND 21284
LPJ, INC.
STRUCTURAL ENGINEERS
16 WEST 25TH STREET
BALTIMORE, MARYLAND 21204
DAVID GREGORY & JO
ENGINEERS/PLANNERS
8641 LOCH RAVEN BLVD.
BALTIMORE, MARYLAND 21224

project:
Bonnie Link
PHASE III

commission: 85045

date: OCTOBER 1985

drawing:
PLAT FOR SPECIAL EXCEPTION & BUILDING VARIANCE

scale: 1" = 200'

2 OF 2



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 28, 1997

Maryland Health and Higher Educational
Facilities Authority
36 South Charles Street
Baltimore, MD 21201

RE: Zoning Verification
The Friends Lifetime Care Center
of Baltimore, Inc. (Broadmead)
84 4281 Acre Parcel, East Side of
York Road at Thornton Mill Road
8th Election District

To Whom It May Concern:

A letter requesting the following confirmation was received from Mr. John P. Evans. This response is in the order presented. Based on the provided information and a review of county zoning records, staff has determined the following:

1. The subject property is located in a D.R.-10.5 ("Density, Residential") zone, although a portion of its parking lot is located in a M.L.R. ("Manufacturing Light, Restricted") zone.
2. There is an order and amended order for petitions for special exception, special hearing, and variances of the deputy zoning commissioner of which approves a special exception for the use of the property as a nursing home, and variances due to the overall length of the then existing and proposed structures.
3. There was no timely appeal of the order.
4. There is an opinion and order for petitions for special hearing of the zoning commissioner of Baltimore County in case #85-90-SPH, dated October 11, 1984, which approves a use permit for off street parking in a residential zone, under condition of compliance with the conditions set forth in Section 409.4 of the Baltimore County Zoning Regulations.
5. There was no timely appeal of the order.

Maryland Health and Higher Educational Facilities Authority
October 28, 1997
Page 2

6. There is an opinion and order for petitions for special hearing of the zoning commissioner of Baltimore County in case #86-367-SPH, dated April 16, 1986, which approves a use permit for parking, pond recreational use and gate house as accessory uses for the existing complex and as accessory uses of future residential development.
7. There was no timely appeal of the order.
8. If constructed in accordance with the approved zoning hearing plans, the subject property complies with the applicable zoning regulations.
9. There are no active zoning violations against the subject property.
10. If the improvements on the property are destroyed by casualty, under the applicable zoning law, within two years of the casualty loss, the improvements may be rebuilt to their current use.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John L. Lewis
Planner II
Zoning Review

JLL:rye

c: zoning cases 85-90-SPH & 86-367-SPH

Enclosure

